

AUDITOR

TRANSFERRED AND NUMBERED ON THIS

1 DAY OF April, 2021

Janet Schuler-HR
AUGLAIZE COUNTY AUDITOR

RECORDER

FILED THIS 1st DAY OF April

2021, AT 12:52 O'CLOCK P.M.

RECORDED THIS 1st DAY OF April, 2021

PLAT CABINET D, SLIDE 396 - #398

Emily K. Schlenker
AUGLAIZE COUNTY RECORDER

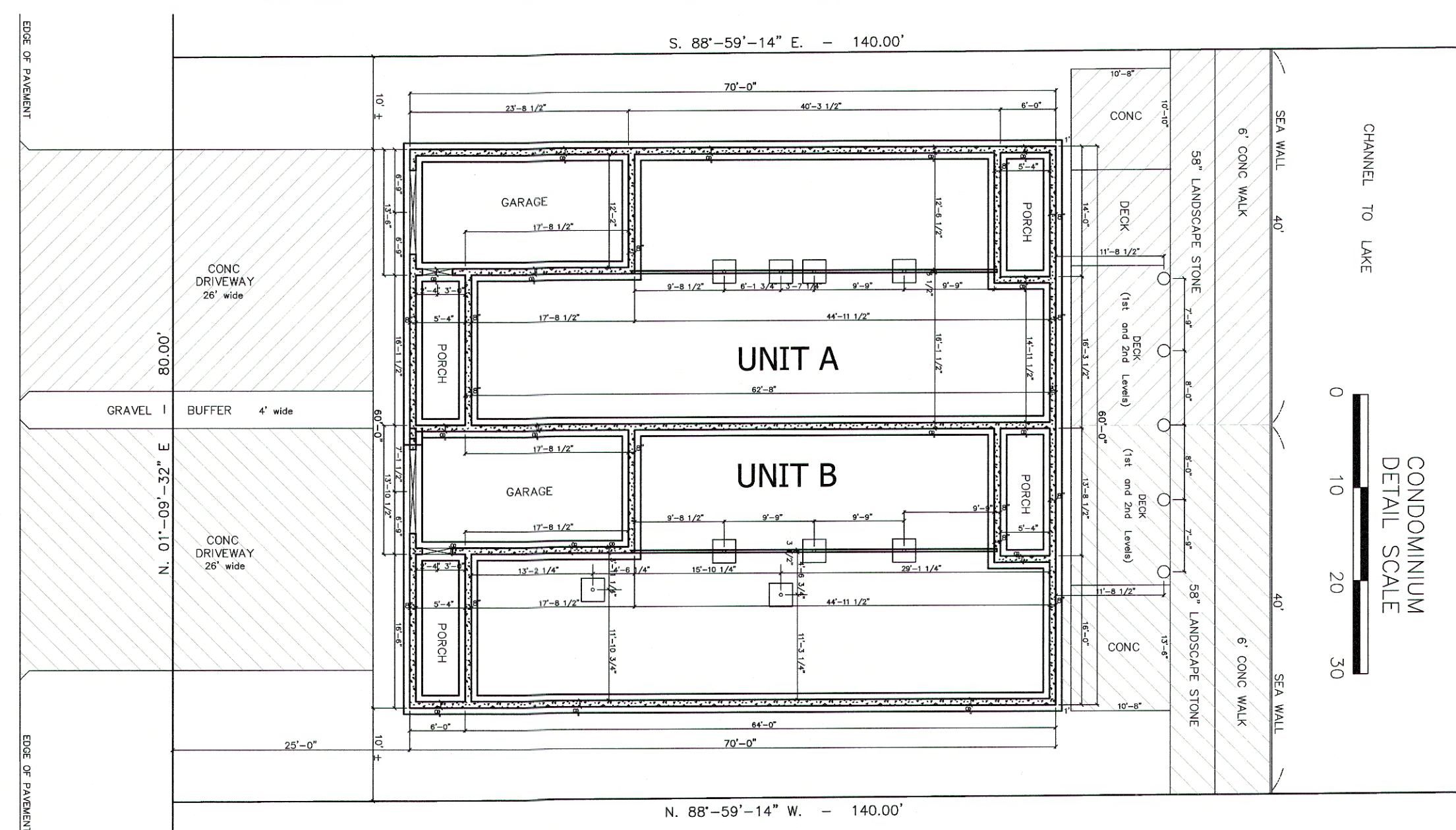
SCHROEDER ROAD CONDO ASSOCIATION

Part of the N.E. Quarter of Section 19
St. Marys Township, Town-6-South, Range-4-East,
Auglaize County, Ohio
Lot 22 of Klosterman Kove Phase Two Subdivision

MAIN FLOOR 1603 SQ/FT PER UNIT
2ND FLOOR 1331 SQ/FT PER UNIT
TOTAL SQ/FT PER UNIT 2934

CONDOMINIUM DETAIL

Lot 22 of Klosterman Kove Phase Two Subdivision



LEGEND

- Denotes Limited Common Area Unit A
- Denotes Limited Common Area Unit B

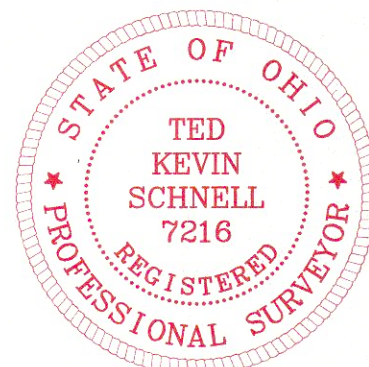
- ⊗ Gin Spindle (found)
- Concrete Monument (found)
- Monument Box (found)
- ◻ Calculated Point

NOTES

- (1) The structure foundation plan, front, rear, and side elevation plans, and floor plan has been provided by the owner/developer, Dean Klosterman, and authored by Coldwater Lumber Company on behalf of said owner for construction purposes.
- (2) The Klosterman Kove Phase Two Subdivision is recorded in Plat Cabinet C, Slides 233-234, Auglaize County Recorder's Office.
- (3) A copy of the Declaration of creating and establishing a plan for condominium ownership under Section 5311 of the Revised Code of the State of Ohio for the Schroeder Road Condo Association is on file with the Auglaize County Auditor.

CONDOMINIUM SITE

CURRENT PERMANENT PARCEL NUMBER K31-181-018-00



Ted K. Schnell

Ted K. Schnell
Professional Engineer #51963 (Ohio)
Professional Surveyor #7216 (Ohio)

03 / 26 / 2021
date

SURVEYOR'S CERTIFICATION

I do hereby certify that these drawings accurately shows the location, dimensions, and configuration of this condominium containing two (2) units, Unit A and Unit B, of the Schroeder Road Condo Association as constructed on Lot 22 of the Klosterman Kove Phase Two Subdivision.

DYNAMITE DEVELOPMENT, LLC. THE OWNER OF THE LAND KNOWN AS LOT 22 OF KLOSTERMAN KOVE PHASE TWO SUBDIVISION (AS RECORDED IN PLAT CABINET C, SLIDES 233-234), HAS CAUSED AND DOES HEREBY ATTEST TO THE ESTABLISHMENT OF THE CREATION OF THE SCHROEDER ROAD CONDO ASSOCIATION AS SHOWN WITHIN THIS 3 PAGE PLAT.

DEAN KLOSTERMAN, SOLE MEMBER
DYNAMITE DEVELOPMENT, LLC.

STATE OF OHIO
COUNTY OF AUGLAIZE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 2021, BY DEAN KLOSTERMAN, SOLE MEMBER FOR DYNAMITE DEVELOPMENT, LLC.

Kara A. Ahrens
NOTARY PUBLIC



KARA A. AHRENS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 1, 2021

Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895

DECLARATION AND BYLAWS CREATING AND ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP RECORDED IN VOL 710, PAGE 2466

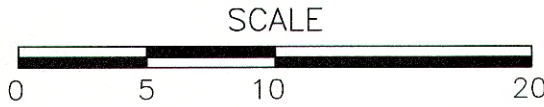
OWNER LOT 22 OF KLOSTERMAN KOVE PHASE TWO:
DYNAMITE DEVELOPMENT, LLC, VOL O.R. 697, PAGE 5434

Revision: March 26, 2021

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3

SCHROEDER ROAD CONDO ASSOCIATION

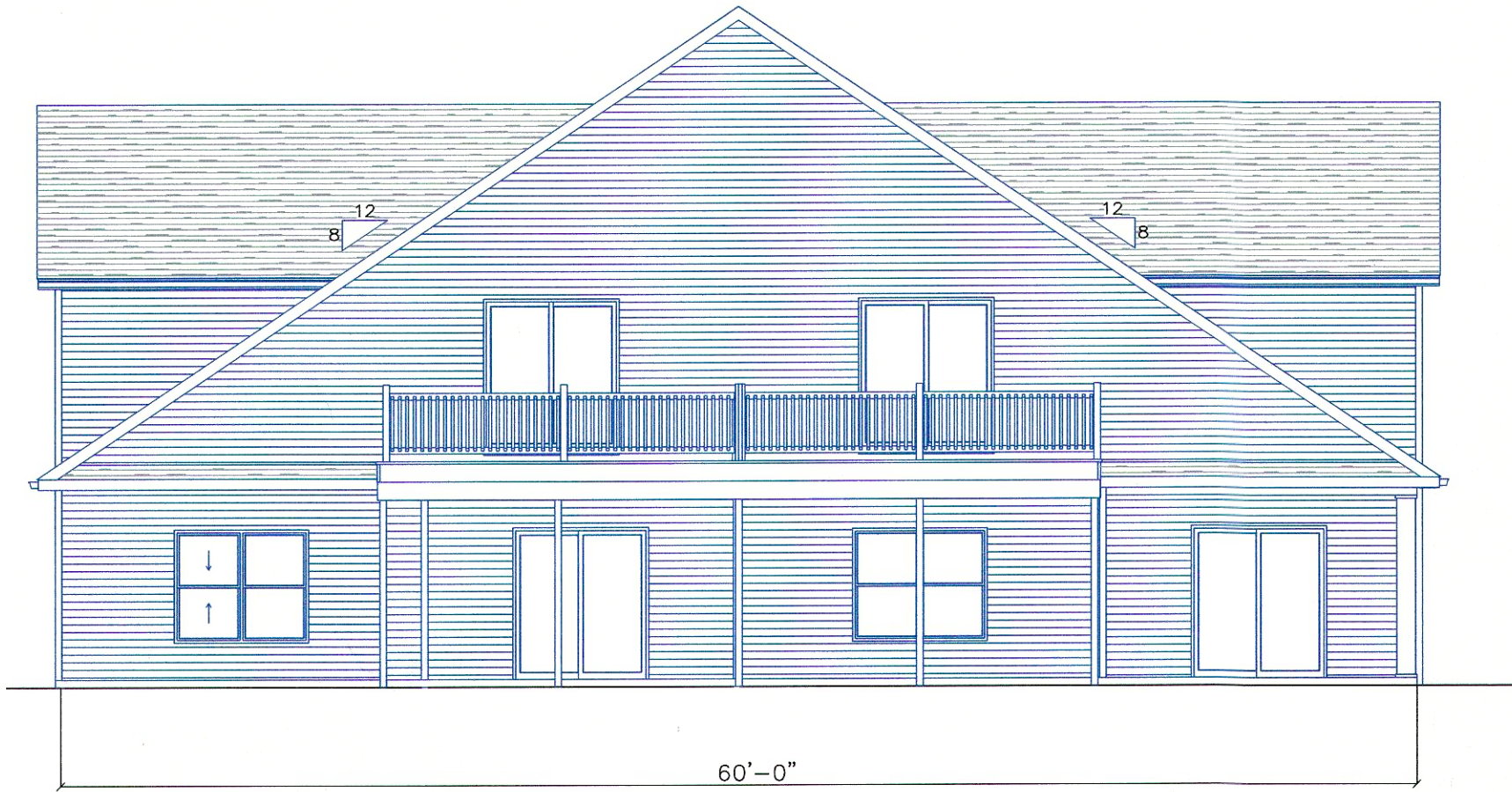
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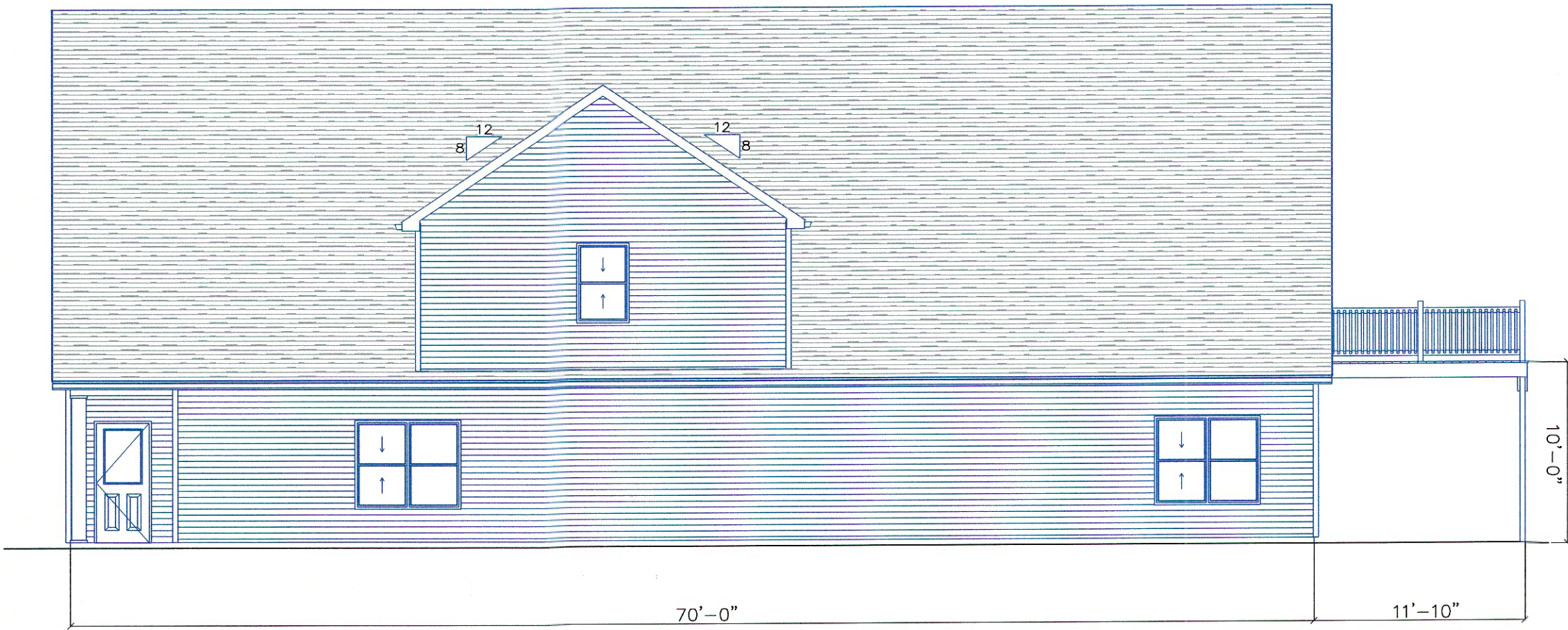
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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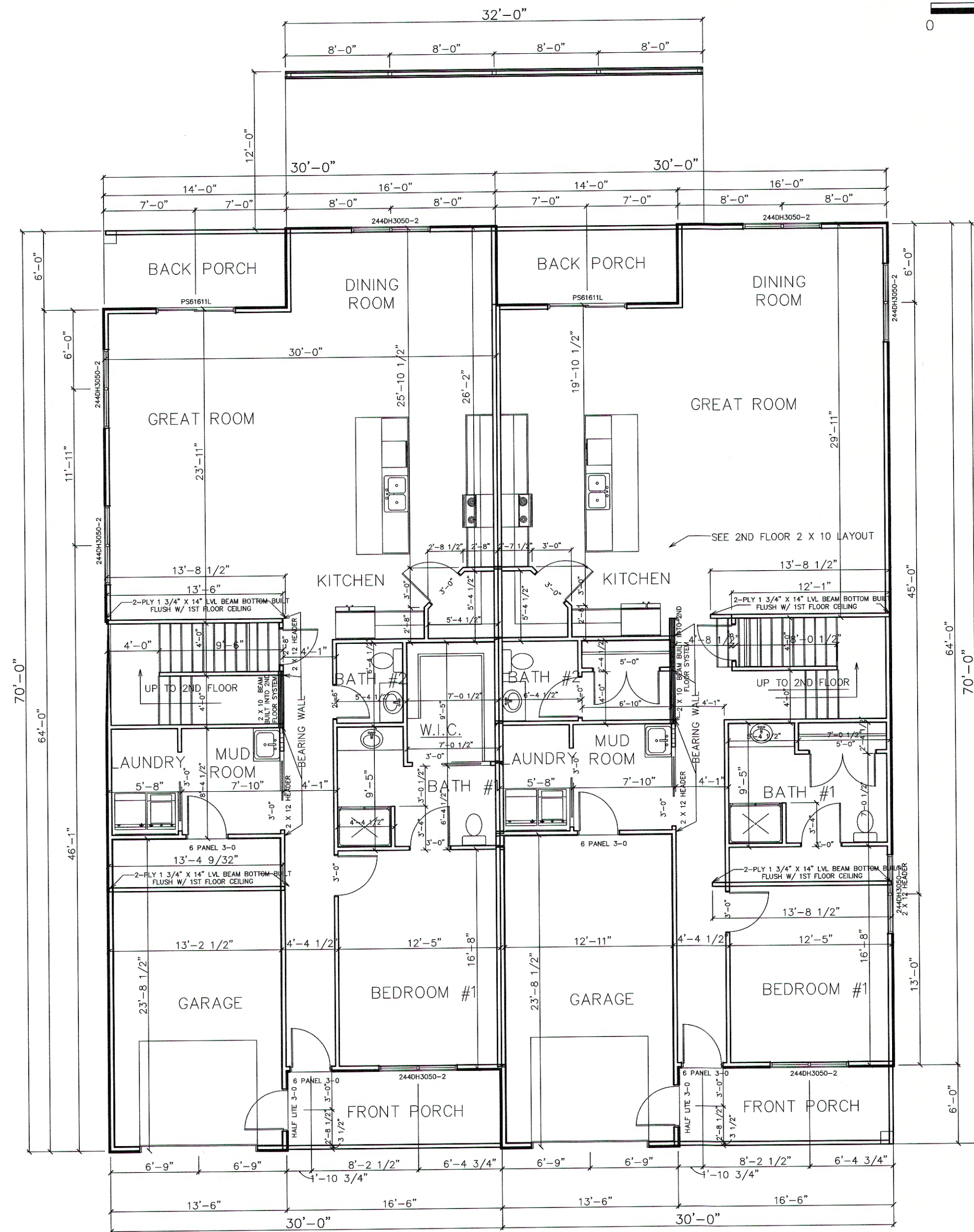
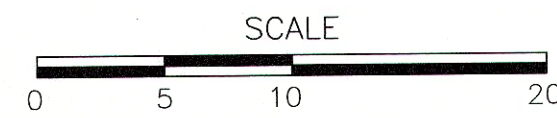


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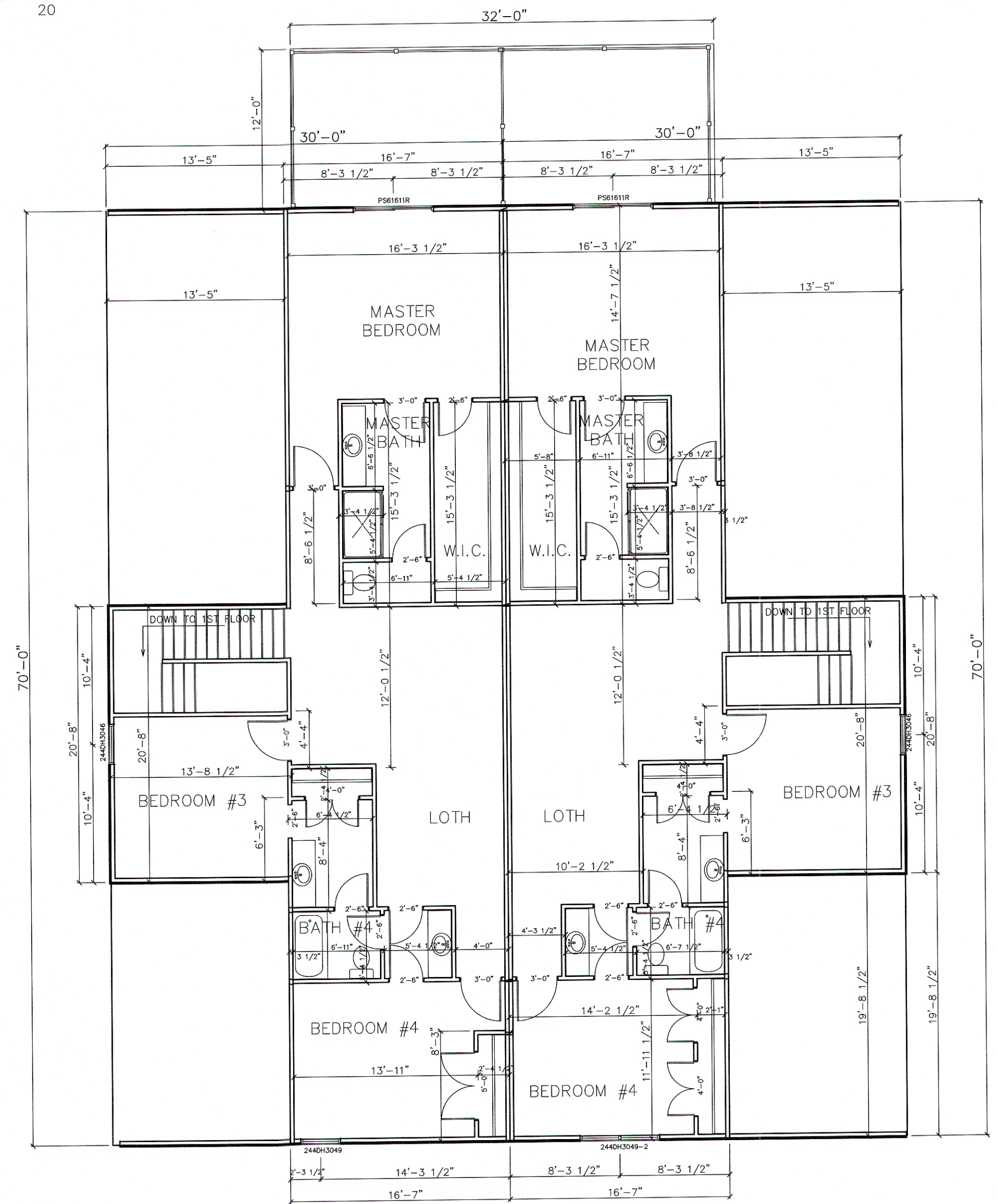


UNIT A

UNIT B

FIRST FLOOR

MAIN FLOOR 1603 SQ/FT PER UNIT
2ND FLOOR 1331 SQ/FT PER UNIT
TOTAL SQ/FT PER UNIT 2934



UNIT A

UNIT B

SECOND FLOOR



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